

# CINCINNATI FLAT HAS FIVE ROOMS IN ONE

Bedrooms, Kitchen, Dining Room and Parlor Concealed Behind Doors— 157 Mirrors on Walls

Announcement was made in a special dispatch to The Sun one day last month that a builder in Cincinnati had solved the problem of high rents by erecting a house with flats of one room which has all the features of a large and complete housekeeping apartment. E. J. Beall was said to be the man who had made the discovery, and believing that he might have something of value to offer to New York The Sun asked him to send on for reproduction plans and pictures of his novel house. In the shortest possible time came the reply with pictures enclosed.

On Jan. 28th 1914

DEAR SIR:

Years of 20th just rec'd contents and I have Rec'd 20 or 25 communications like yours. I am going to answer all through courtesy. I designed this Room myself. I am not an Architect. I was a year building it. Started it 3 years ago. I think it is perfect. You cannot see anything unless I slide the doors. I was building a New house I could improve on this 50 pr. et. but I had to put my coat according to my cloth. I did not build it to make money or for sale or for rent but just to suit myself. I was 30 years younger I would buy a lot & put up a large building all in one flat & make it pay big. I have large photographs of it but they cost considerable the are pictures if you wish you could get some photographs here to make you a duplicate set mine was taken by flash light yours would not have to be. He could take yours from mine they are 8x10. I paid \$1.00 a piece for them but they could be taken for considerably less. No flash light in his very studio there is 7 of them. I could loan you mine but being so many letters. I could not loan them to all of them as for sending a story description of it. It would take to much time to send to all of them but anything I can do for you I am willing to do free of charge if there is any notice of my flat in any of the Eastern Papers please send me one here is a set of small pictures a photographer in your city could enlarge them for you please return them. I just now receive 10 more letters about it. I wish I had a typewriter I send you a Post Picture of it I send 2 more now.

E. J. Beall, 827 W. 7th St. Cincinnati O.

Describing the house, a local writer said recently: E. J. Beall, 65, and all were pretty well off and with lots of time for thinking began five months ago to direct his surplus thoughts toward establishing a permanent home for himself with a maximum of convenience and minimum of work.

After waiting too much time in useless labor—too many lost motions," he said, and any one visiting 827 West seventh avenue may discover for himself that Beall's thoughts on the matter of the wireless flat have flourished most successfully, for he has grown a flat of four rooms where only one existed. "Come into my parlor," said Beall, as he led the way in the 9x12 room, the walls being a succession of sliding doors with shiny brass handles and painted white and paneled with mirrors, 157 in all.

What began Beall, "this is morning but for the purposes of this demonstration we will begin with the end of the day. I am going to bed."

With that he threw back a sliding door at the northwest corner of the room and disclosed a mattress standing upright in a niche as in a folding bed. He pulled down the mattress and was ready to retire. From the bed electric lights and are controlled by buttons. On arising Beall merely shoves a mattress upward into the closet, pushes the door shut and his bedroom is in order for the day—no sweeping, no furniture to tidy up.

He pushes back another sliding door and discloses his dressing table and necessities. Then comes breakfast in the wireless flat. A door slides back in the north wall and the kitchen appears, with a stove on a shelf, a narrow sink and hydrant and above the sink a pantry stocked with canned goods like a delicatessen store.

"Let's enter the dining room," says Beall. He bows, pushes back another door and there appears a folding table standing upright in its closet like the folding bed. Down comes the table.

Beall's flat has nineteen doors, seven with parlor, bedroom, dining room and kitchen, but he evidently has to bathe in the river.

**\$323,652 FOR QUEENS BUILDINGS.**

Great Variety of Dwellings Planned Last Week.

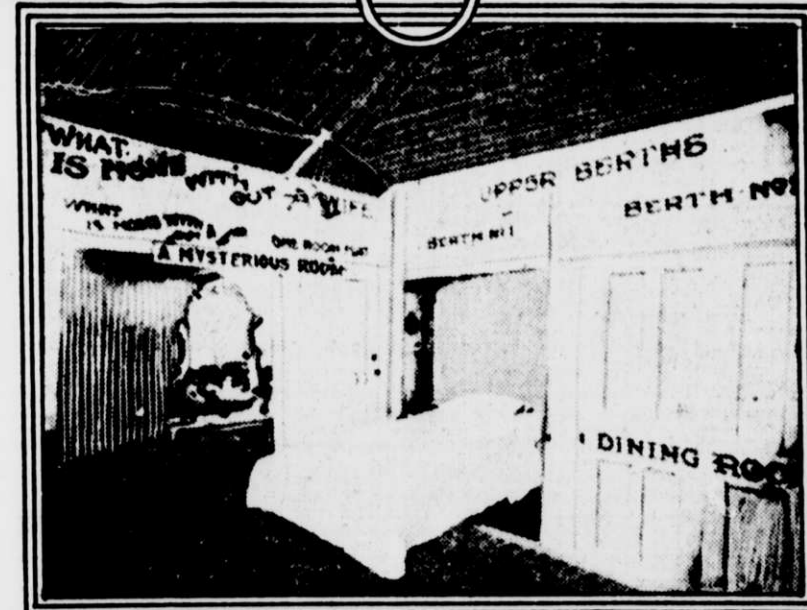
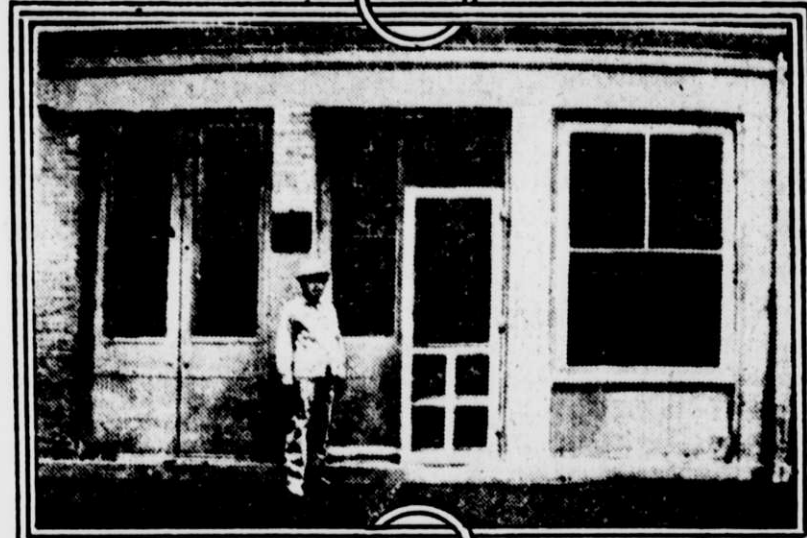
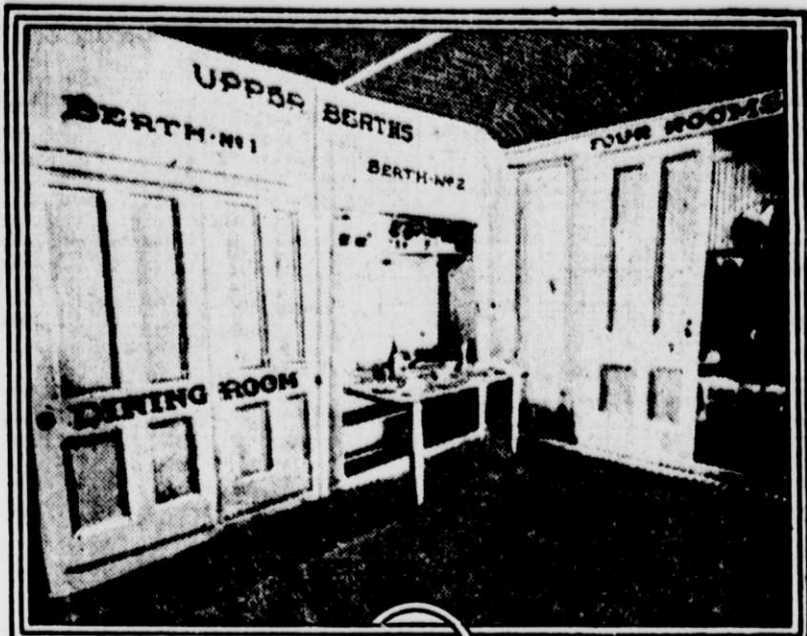
Indication of the cosmopolitan complexion of the future Borough of Queens is shown in the application for building permits made last week. Buildings to be erected comprise all kinds of dwellings from small frame structures to large tenements. The week's building operations planned totalled \$323,652 for new buildings.

Erection of bungalows in the Rockaway section continues. Charlotte Harlow will build a number of dwellings of that type on Ward avenue south of

the Boulevard, Charlotte Adler in the same district and A. and G. Ennis on Hammels avenue, north of Bayside place. These operators are to build over thirty bungalows.

The Oakland Golf Club will erect a two story house for the use of caddies at the club to cost \$3,500. The building will contain a gymnasium, lockers and other accommodations for the use of the boys.

## Flat Which Builder Calls Perfect No Space Wasted and No Wife Needed



### QUEENS CALLS FOR HELP.

Bridge Traffic in a Muddle—Asks Police Regulation.

In view of the enormous increase in traffic across the Queensboro Bridge and the many accidents that have occurred through confusion in traffic regulation on the Bridge Plaza in Long Island City, the Chamber of Commerce of the Borough of Queens has sent a report to Mayor Mitchell, Borough President Connolly and Police Commissioner McKay embodying several recommendations to better these conditions.

The report shows that 25,000,000 persons used the bridge last year besides 500,000 trolley cars and 1,200,000 vehicles of all descriptions.

The Chamber of Commerce is of the opinion that the city should do something to protect citizens and accelerate traffic and have made requests of the Mayor, Borough President Connolly and Police Commissioner McKay for extension of the traffic zone.

### LAW CAUSES CITY GREAT LOSS.

\$100,000,000 Cut in Assessment Rolls Through Industrial Board.

As a result of the enactment of laws creating the industrial board of the State Department of Labor, and placing under the jurisdiction of that board all buildings used for manufacturing purposes, New York city is confronted with a possible shrinkage in real estate assessments which in Manhattan alone may amount to \$60,000,000 and throughout the entire city may total upward of \$100,000,000. This is brought about by the fact that alterations that will be necessary to make four, five and six story factory buildings conform to the law will practically destroy the value of such buildings as they are now, and for purposes of taxation they will be worth little more than the old material that is in them.

To alter these buildings to meet the requirements of the Industrial Bureau

## DESIRABLE BUSINESS LOCATIONS The Martin Building

N. W. Cor. Broadway and 31st St. Running through to 6th Av. LIGHT ON FOUR SIDES. A MODERN FIREPROOF BUSINESS BUILDING OF THE HIGHEST CLASS, SITUATED IN THE NEW WHOLESALE SECTION.

One Loft Has 10,000 Square Feet ALSO SMALLER SPACE AND SINGLE OFFICES. Building under the management of the owner. Moderate rentals. Room 1007 or your own broker.

## Boot Makers, Tailors, Milliners, etc. Low Rent

On Madison Avenue near 42d Street NO LOCATION MORE ACCESSIBLE Apply Room 1907, at No. 30 E. 42d St.

## 39 West 38th St. STORE FOR RENT

Between Lord & Taylor's new store and the new 6th Av. Elevated & Tube Stations. Ewing, Bacon & Henry 101 Park Av. Tel. Murray Hill-2500 Full Commissions to Brokers

## METROPOLITAN TOWER 22d FLOOR

To sublet in whole or in part WALKER'S ST. TAFT, 60 Wall St.

all the large modern fireproof loft, factory and department store buildings erected during recent years. These will not be affected materially by the new ordinances, but there remain, according to careful estimate, in Manhattan not less than 4,500 four, five and six story buildings on which the requirements will have a disastrous effect.

It was estimated at the Tax Department yesterday that the average assessment of a building of this type used either as a factory or as a loft where manufacturing is done or as a warehouse which would come under the industrial board's jurisdiction is about \$15,000. It was admitted that the value of such buildings would be largely scrapped and that their removal from the assessment rolls as taxable property would be generally demanded. If such action were followed throughout the city, and 50 per cent of owners should obtain exemption at an average of \$15,000 each, the city's assessment rolls would suffer to an extent of \$55,000,000 or but a few million dollars less than the total gain in assessed value of real estate throughout the city of New York in 1913, and a great deal more than the total gain this year.

Under the rulings of the industrial board four, five and six story buildings are regarded in the same class with high, modern, fireproof lofts and factories. Opponents of this ruling are using the above facts to show that either the board should change its ruling or else legislative action should be had making special rules for low buildings which through their use and occupancy are regarded as much safer than taller buildings, and, therefore, not to be regarded in the same class.

That many owners in small buildings are likely to be wiped out as a result of the severity of the industrial board's requirements is claimed by all real estate men familiar with the situation.

### 42 NEW BROOKLYN DWELLINGS.

Plans Also Filed for Many Apartments and Business Buildings.

More than half a million dollars is estimated as the cost of the more important building operations in Brooklyn plans for which were filed last week. An apartment house to cost \$125,000 will be erected by the Cranston Construction Corporation on a plot 95x147 at the southeast corner of Eighth avenue and Third street which will have as its features an entrance through an open court, the first of that type to be introduced in Brooklyn.

Small dwellings enter prominently into the contemplated construction for which

## 3 CHOICE LOFTS 25 HOWARD ST.

Excellent Light Steam Heat RENT REASONABLE Apply Your Own Broker Or DAVID GREENEBAUM Phone Beekman 5411 147 WILLIAM ST.

## 41 Park Row & 147 Nassau St.

Junction Park Row, Spruce and Nassau Sts. OFFICES TO LET. High 16 Stories high. Modern Building. Continuous Service Apply E. A. TRIDWELL, on premises

### REAL ESTATE AT AUCTION.

Bryan L. Kennelly, Auc't'r, will sell at auction

Wed., March 4, 1914, at 12 o'clock noon, at the Exchange Sales Room, 14-16 Vesey st.

## Executors' Sale 541 to 545 W. 49th St.,

between 10th and 11th aves. The above and cellar brick apartment with four stories, 300, three and four rooms and bath to each family, 21 families on a corner plot, including hot water supply, side of plot 545x100.

MARTIN & NICHOLS, Attorneys, 15 W. 42d St. Maps & Co. with attorneys, at auctioneers' offices, 125 Broadway

plans were filed. No less than forty-two will be built in the outlying sections. The block front on the north side of Seventh avenue between Forty-sixth and Forty-seventh streets is to be improved with ten three story business buildings at a cost of \$150,000, and on the side street, eighty feet north of Seventh avenue, two four story apartments will be erected at a cost of \$50,000. The apartments will each accommodate sixteen families. They are to be built of light tapestry brick laid up in Flemish bond, with half inch raised joints, and have limestone trimming. Morris Rosenstock is the owner and Harry Dorf the architect.

Four four story tenements, each costing \$25,000, are to be built by Simon and Louis Halperin on Hinsdale street, 100 feet south of Blake avenue, from plans of Charles Infanger & Sons, architects. Each building will occupy a plot 50x100 feet and accommodate twenty-three families.

Ten two story one family brick dwellings to cost \$30,000, are to be built by the Mapleton Engineering and Construction Company on the west side of West Eighth street, 212 1/2 feet south of Avenue S, each measuring 18.9x35 feet.

At the southeast corner of Park place and Howard avenue David Isaacowitz, Inc., will build two four story brick tenements with stores, each on a plot 40x100 feet. They will accommodate eighteen families each and cost \$28,000 and \$25,000 respectively.

The Morrell Realty Company will erect six two story brick dwellings on the east side of Berrian street, 100 feet south of Glenmore avenue, each on an area 18.4x15 feet, at a total cost of \$15,000.

### LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.



Price \$3,900—6 Rooms and Bath. Plot 100x150. This high-class bungalow has immense living room, with big fire-place, spacious dining room, 3 large, sunny sleeping rooms, with ample closets, roomy, modern bathroom; kitchen with range, laundry tubs; hot and cold water; cellar; immense veranda, landscaped and decked and equipped with duplex shades, screens on windows and doors; lawn graded and seeded, walks to and around house, clothes posts; in fact, a house perfectly built and fully complete in every respect. Special terms.

Pictorial Album No. 4 of Brightwaters, its cottages and bungalows, mailed upon request.

REAL ESTATE FOR SALE—Westchester Co. NEW JERSEY REAL ESTATE FOR SALE.



Select Your Site Now If you wish to build for occupancy this summer PARK HILL On-the-Hudson. Makes its appeal to the most discriminating. SITUATED on a beautiful hill just above the New York City line in Yonkers. It is easily accessible day and night by three routes of rapid transit. It is noted for its healthfulness, its beauty, and the charm of its social life. PARK HILL combines every advantage of the city and the country, making it the ideal all-year-around home place. A number of attractive new houses ready for immediate occupancy from \$11,000 up.

American Real Estate Company 525 Fifth Avenue, New York



## Country Life PERMANENT Exposition

COMPLETE information regarding Scarsdale Estates and Gedney Farm may be obtained at the Country Life Permanent Exposition, now open daily, except Sunday, at Grand Central Terminal from 9 a.m. to 4 p.m. You will be interested in our "What's new" exhibit. Admission to the Exposition is Free.

## Scarsdale Estates & Gedney Farm Co.

ROBERT E. FARLEY, President

## Hudson River Homes

Villa Plots, Estates, Bungalows For Lease or For Sale VAN FOSSEN, Hastings-on-Hudson.

## F. R. WOOD, W. H. DOLSON CO.

WE SELL WESTCHESTER COUNTY PROPERTY WE WANT PROPERTY FROM THE HUDSON TO THE SOUND LIST YOUR PROPERTY WITH US

Jas. L. Taylor Hudson River Westchester County Realty DOBBS FERRY, NEW YORK.

## Fish & Marvin

Homes and Farms in Westchester County, N. Y. 37-41 Ave. N. Y.

## Kenneth Ives & Co.

600. The buildings will accommodate two families each. Another block front on Chester avenue, between Tehama street and Twelfth avenue, is to be improved with nine two story two family frame dwellings, by David Becker at a cost of \$65,000. The buildings will cover a plot 190x100 feet. Each of the corner structures will be 21.6x89.4 feet and cost \$8,000, while the inside houses will be 21x70.4 feet and cost \$7,000 each.

Ten two story one family brick dwellings to cost \$45,000 will be erected by the Webster Building Company on the south side of Webster avenue, between East 10th and East 11th streets. The buildings will cover a plot of 180x100 feet, with a frontage of eighteen feet. Isaac Moss is the owner who will build seven two story four family frame tenements at a cost of \$25,000, each on a lot 20x100 feet, on the west side of Euclid avenue, 140 feet north of Sutter avenue.

### HOW QUEENS IS GROWING.

Building Report Shows 4,646 Buildings in 1913; 5,006 Dwellings.

Frame dwellings predominate among the buildings erected during 1913 in the Borough of Queens, according to a report by John W. Moore, superintendent of buildings there. During the year there were constructed in the borough 2,550 frame dwellings at an estimated cost of \$6,549,471. Two hundred and forty-seven brick tenements, costing \$2,999,500 and 536 brick dwellings, costing \$2,455,410 were built.

According to the report the total number of applications filed and the classification of buildings were as follows:

No. of buildings	Classification	Estimated cost
100	Frame dwellings	\$1,000,000
200	Brick dwellings	\$2,000,000
300	Brick tenements	\$3,000,000
400	Brick stores and dwellings	\$4,000,000
500	Brick tenements	\$5,000,000
600	Brick stores and dwellings	\$6,000,000
700	Brick tenements	\$7,000,000
800	Brick stores and dwellings	\$8,000,000
900	Brick tenements	\$9,000,000
1,000	Brick stores and dwellings	\$10,000,000
1,100	Brick tenements	\$11,000,000
1,200	Brick stores and dwellings	\$12,000,000
1,300	Brick tenements	\$13,000,000
1,400	Brick stores and dwellings	\$14,000,000
1,500	Brick tenements	\$15,000,000
1,600	Brick stores and dwellings	\$16,000,000
1,700	Brick tenements	\$17,000,000
1,800	Brick stores and dwellings	\$18,000,000
1,900	Brick tenements	\$19,000,000
2,000	Brick stores and dwellings	\$20,000,000
2,100	Brick tenements	\$21,000,000
2,200	Brick stores and dwellings	\$22,000,000
2,300	Brick tenements	\$23,000,000
2,400	Brick stores and dwellings	\$24,000,000
2,500	Brick tenements	\$25,000,000
2,600	Brick stores and dwellings	\$26,000,000
2,700	Brick tenements	\$27,000,000
2,800	Brick stores and dwellings	\$28,000,000
2,900	Brick tenements	\$29,000,000
3,000	Brick stores and dwellings	\$30,000,000
3,100	Brick tenements	\$31,000,000
3,200	Brick stores and dwellings	\$32,000,000
3,300	Brick tenements	\$33,000,000
3,400	Brick stores and dwellings	\$34,000,000
3,500	Brick tenements	\$35,000,000
3,600	Brick stores and dwellings	\$36,000,000
3,700	Brick tenements	\$37,000,000
3,800	Brick stores and dwellings	\$38,000,000
3,900	Brick tenements	\$39,000,000
4,000	Brick stores and dwellings	\$40,000,000

The only cities outside of New York

## Attractive View of Riverview Manor at Hastings on Hudson



## BACK RENTS Collected

No Charge Unless Successful STANDARD ADJUSTMENT CO. Flatiron Building, Tel. 5534 Gramercy

## Virginia Farms and Homes.

PRICES AVAILABLE. OF SPECTACULAR MARGAINS R. B. CHAPMAN & Co., Inc., Richmond, Va.

## CONNECTICUT REAL ESTATE.

"Seven Acres." Property of Mrs. Richard Mansfield. Five modern cottages, each with five bedrooms, garden, and apple orchard, garage with coach room, billiard room, and summer occupancy always and breezy. For terms and further description address the owner, New London, Connecticut.

## GENTLEMEN'S beautiful home, 18 room

outbuildings, in the Berkshire Mountains, 140 acres, 1 mile from station, price \$100,000, accept \$10,000 down. JOHN MAHER, 21 West 40th St.

## REAL ESTATE WANTED.

A—A owners of Commercial Water Fronts, Factories, Factory Sites, Warehouses, desiring to sell or lease communicate with FLOYD S. COHEN, Specialist, 10 Wall St.

## BOROUGH OF RICHMOND—FOR RENT.

ACREAGE From 10 to 300 and from \$50 to \$1,000 any part of the Borough, including bridge, 20 Broadway, New York.

## APARTMENTS TO LET.

TO SUBLET—3 room front apartment with bath and west exposure. \$17. 1114 2d Ave. 31.

which exceeded Queens in the extent of their operations during the year were Chicago, San Francisco, Philadelphia, Cleveland, Detroit and Los Angeles.